



Howrah, 1/151 Clarence Street

Charming, Light-Filled Howrah Gem!

Step inside this delightful 3-bedroom home at 1/151 Clarence Street, Howrah, and feel the warmth and charm of a space that's been lovingly cared for and thoughtfully updated. Built in 1958, this home combines the character of its era with modern touches that make it as practical as it is appealing.

As you enter, you're greeted by stunning Tasmanian Oak floorboards, lovingly restored in 2018. The heart of the home is the light-filled living area where natural sunlight pours in, creating a bright and inviting space perfect for relaxing.

The kitchen, seamlessly connected to the rest of the home, offers plenty of storage with a generous pantry and comes complete with a Chef oven, rangehood, and dishwasher. Whether it's a casual weeknight meal or preparing for a dinner party in the separate dining room, you'll find everything you need right here. And for those with a vision, the dining room offers the option to open up and create a larger, flowing living space.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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For Sale
Please Call

View
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LJ Hooker Pinnacle Property
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Two of the three bedrooms feature built-in robes for all your storage needs, while the home remains comfortable throughout the year thanks to the Daikin reverse cycle air conditioning. Recent updates, including new insulation in the roof and subfloor in 2021 and replaced downlights in 2022, ensure a cozy and energy-efficient living experience. The home's exterior, including the roof, received a fresh coat of paint in 2023, adding to its curb appeal and charm.

Step outside, and you'll find two convenient off-street parking spaces. Located just 600m from the beach and local parks, it's the perfect spot for morning walks or leisurely afternoons. Plus, with a bus stop right outside, you can hop on a bus every 10 minutes between 7am and 7pm, taking you to Eastlands Shopping Centre or the Hobart CBD in no time. Eastlands, Shoreline and the brand-new Glebe Hill Village Shopping Centre are all within a 5-minute drive away for ultimate convenience.

Families will love being close to several local schools, both public and private, while investors will appreciate the current tenancy, leased at \$500 per week until January 2025. With rates approximately \$1600 per year, this home offers an affordable, low-maintenance lifestyle with immediate returns.

Whether you're a first home buyer, downsizer, or investor, this home is the perfect balance of charm, convenience, and opportunity.

Contact Simon or Taya today to make this lovely Howrah home yours!!

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

More About this Property

Property ID	5WWUFCS
Property Type	Unit
House Size	107 m ²
Land Area	352 m ²

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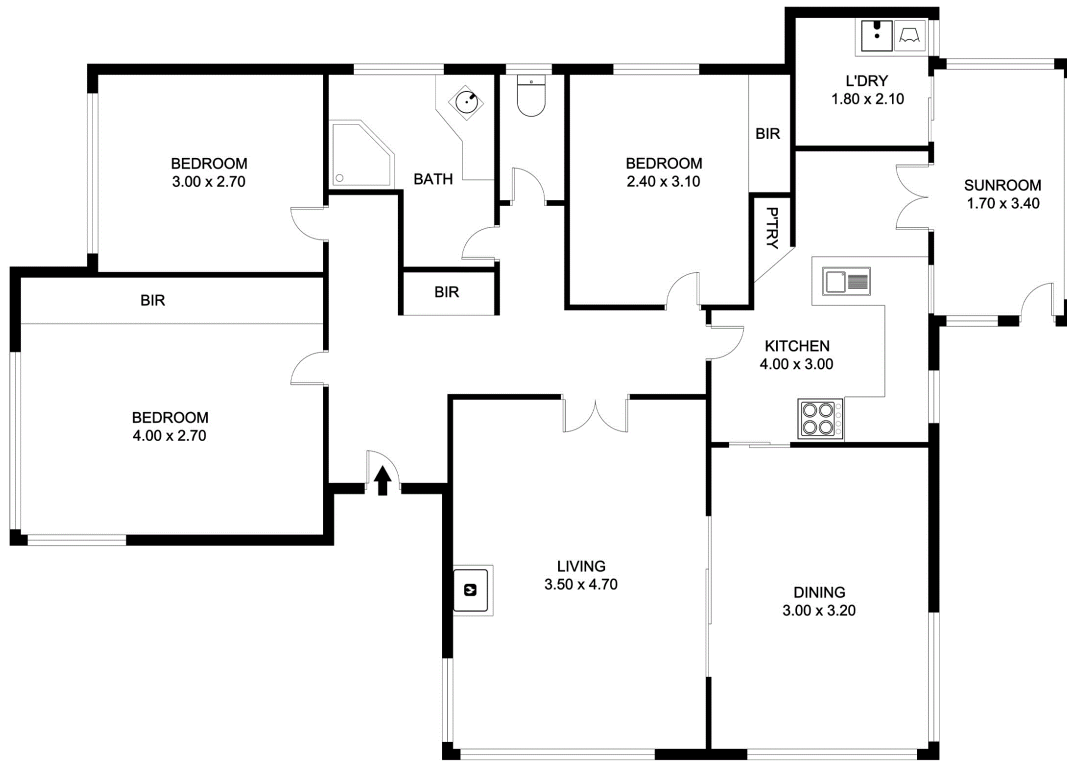
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1/151 Clarence Street, Howrah

House area: 107 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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